



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: August 22, 2006

Department: Zoning, Building, and Planning **Staff Contact:** Mari Simbaña, Program Planner

TITLE: CONSENT: Zone Map Amendment From M-H To C-1 (CZ-60012)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Ordinance # _____

SUMMARY:

At the June 7, 2006 public hearing, the County Planning Commission voted 6-0 (Commissioner Montañño excused) to recommend approval of the request for a zone map amendment from M-H to C-1 on Lots 1B, 2B, 3B, 4B, 3, 2, and A, LD-74-45 & LD-76-4, Bella Vista Property Subdivision, located north of the former Bella Vista Restaurant, containing approximately 4.3 acres. The decision was based on the following Findings.

1. This is a request for a zone map amendment from M-H to C-1 on Lots 1B, 2B, 3B, 4B, 3, 2, and A, LD-74-45 & LD-76-4, Bella Vista Property Subdivision, located north of the former Bella Vista Restaurant, containing approximately 4.3 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan and is subject to the East Mountain Area Plan policies.
3. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community because it encourages local business enterprises that complement residential areas and reduce the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request is consistent with the East Mountain Area Plan (Economic and Commercial Development Policies 9.3 and 9.4) in that it maintains a community scale commercial use and provides the opportunity for local employment.
5. The request does not constitute a spot-zone because the adjacent property to the south is zoned C-1.
6. This request is consistent with the health, safety and general welfare of the residents of Bernalillo County.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (June 12, 2006)
2. County Planning Commission Information Packet

STAFF ANALYSIS SUMMARY

ZONING, BUILDING AND PLANNING DEPARTMENT:

Staff recommends approval